IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH
AT HYDERABAD

(Special Original Jurisdiction)

MONDAY, THE EIGHTEENTH DAY OF JULY
TWO THOUSAND AND FIVE

PRESENT

THE HON'BLE MR JUSTICE ELIPE DHARMA RAO

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WRIT PETITION NO : 15564 of 2005

Between:

1. B.V. SAROJINI @ N.V. SAROJINI, W/o. N. Dhanjaya Reddy,
R/o. Flat No. 301, Choodamani Apartments, Dharam Karam

Road, Ameerpet, Hyderabad.
2 B.S. Sastry, S/o. B. Kama Sastry,
R/o. 158, Shalli Garden, J.J.Nagar Post, Yapral, Secunderabad.
3. K. Parvathi, W/o. K.V.Shivaju Rao,
R/o. G-3, Peace Court, Street No.1, Uma Nagar, Begum pet,

Hyderabd.
4. Smt. Surabhi Subadhar, W/o. S. Maheshwar Rao,
R/o. Plot No. C-58, Road No.1, Film Nagar, Jubilee Hills,

Hyderabad.
5. Smt. D. Saraswathi Devi, W/o. Ramaswamy,
R/o. 6-3-1100/1R, tyagaraja Nagar, Somajiguda, Hdyerabd.
6. Dr. K. Kishan Rao, S/o. Venkateshwar Rao,
R/o. H.no.2-2-1167/10/2/F, Tilak Nagar, Hyderabad.
7. R. Kamalakar Rao, S/o. Jagga Rao,
R/o. Tilak Nagar, Hyderabd.
8. M.V. Rtna Rao, S/o M.Siddaiah,
R/o 1-8-110, Kasgi Road, Mahabubnagar.
9. B. Srinivasa Rao, S/o. B. Malakondaiah,
R/o. 206, Bhagiratha Colony, Mahabubnagar.

..... PETITIONERS

AND

Hyderabad Urban Development Authority, Begumpet, Hyderabd, rep. by its Vice

Chairman.

.....RESPONDENT

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed herein the High Court may be pleased to issue an appropriate writ, order or direction more particularly one in the nature of writ of Mandmaus restraining the Respondents herein from interfering with the possession and enjoyment of the petitioners over Plot bearing No.26 admeasuring 940 Sq. Yards in Survey No. 11/36, Plot No.4/1-A admeasuring 441.7 Sq. Yards in Survey No.11/4, Plot No. 65 admeasuring 1000 Sq. yards in Survey No.11/3, Plot No. 66 admeasuring 1000 S1. Yards in Sy.No.11/3, Plot Nos. 27 admeasuring 440 Sq. Yards and 27-A admeasuring 440 Sq. Yards in Survey No.11/36, Plot No.4/12 admeasuring 987 Sq. Yards in Survey No.11/4, Plot No.4/11 admeasuring 987 Sq. Yards in Survey No.11/4, Plot No.36 admeasuring 1179 Sq. Yards in Survey No.11/36, Plot No.37 admeasuring 981 sq. Yards in Survey No.11/36, situated at Khanamet Village, Kondapur Gram Panchayat, Ranga Reddy District belonging to the petitioners; except in accordance with law.

Counsel for the Petitioners: MR.E.MADAN MOHAN RAO

Counsel for the Respondent: MR.B.VISWANATHA REDDY

The Court made the following:

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O R D E R:

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This writ petition is filed seeking to issue directionmore particularly one in thenature of writ of Mandamus restraining the respondents from interfering with the possession and enjoyment of the petitioners over Plot No.26 admeasuring 940 sq.yards in SurveyNo.11/36, plot No.4/1-A admeasuring 441.7 sq.yards in SurveyNo.11/4, Plot No.65 admeasuring 1000 sq.yards in Survey No.11/3, Plot No.66 admeasuring 1000 sq.yards in Survey No.11/3, Plot Nos.27 admeasuring 440 sq.yards and 27-A admeasuring 440 sq.yards in surveyNo.11/36, Plot No.4/12 admeasuring 987 sq.yards in SurveyNo.11/4, Plot No.4/11 admeasuring 987 sq.yards in SurveyNo.11/4, Plot No.36 admeasuring 1179 sq.yards in SurveyNo.11/36, Plot No. 37 admeasuring 981 sq.yards in surveyNo.11/36, situated at Khanamet village,Kondapur Gram Panchayat, Ranga Reddy district belonging to the petitioners except in accordance with law.

It is represented by both the learned counsel that the issue involved in the writ petition is squarely covered by a decision of a Division Bench of this Court in *P. LAKSHMANA RAO VS. EXECUTIVE OFFICER,* whereby the Division Bench while considering an identical question issued following guidelines:

> *" When a property is required for public purpose viz., for widening of roads or for any other purpose, the authorities straightaway cannot take the law into their hands and jump into the premises and attempt to evict the occupants or dispossess them or demolish their property. Before taking any such action, the authorities concerned shall issue a notice notifying as to the nature of the property, the purpose for which it is required, to whom it belongs and the action proposed calling for explanation or objections, if any, from the occupants and after considering the said objections or explanation, the authorities shall pass appropriate orders, if necessary, by giving oral hearing wherever there is a dispute as to the ownership of the property. In cases where demolition has already taken place, the authorities that barring a few cases, in most of the cases which we came across and dealt with separately, no separate orders of eviction, dispossession or demolition as the case may be, have been passed. In cases of demolition also, they were not preceded by any order or notice of demolition. The complaint of the occupant/s though looks misconceived but after hearing the arguments. Court found there was an attempt by the Government either to widen the roads or clear the encroachments. But, before doing that, the authorities have to follow certain Principles of natural Justice. Hence, the writ petition is disposed of reserving liberty to the State to take action, if it so desires, after complying with the requirements.*
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> *If the authorities, viz., the Mandal Revenue Officer, Revenue Divisional Officer, Executive Officer of local authority want to take any action of eviction, dispossession or demolition, first they shall issue a notice to the occupant/s calling upon him/them to show-cause as to why the proposed action shall not be taken. In receipt of such objections or explanation, if there is any objection as to the ownership of the property, the Mandal Revenue Officer or other authorities concerned shall determine the extent of encroachment or unauthorized occupation and shall determine whether the property in question belongs to the Government or*

any other local self Government authority or to the occupant/s. In case of demolition of the private property, the Mandal Revenue Officer or other authorities concerned shall determine the loss caused to the occupant/s on the basis of the assessment to be made by the engineer of Roads and Buildings Department. On such assessment of damages, the Mandal Revenue Officer or the concerned authority shall take appropriate steps to disburse the amount qualified forth with. If the demolition took place is in respect of the property of the Government, the question of payment of damages will not arise. The occupant/s is/are entitled to remove the material used for the construction. The Mandal Revenue Officer shall issue a notice within 60 days from the date of receipt of a copy of this Order calling upon the claimant/occupant/s to show-cause as to why the action proposed shall not be taken by giving 60 days time to file the objections, if any. The person interested viz., the occupant/s shall submit him/their objections or explanation within the time stipulated together with any other documents he/they would like to rely upon in support of his/their case. On receipt of such explanation/objections and documents, if any, the Mandal Revenue Officer or the concerned authority shall consider the same, if necessary, by giving an oral hearing and then pass appropriate orders within three months thereafter. In case of any enquiry, the same should be conducted in a summary way and the occupant/s shall produce all the evidence which he/they wants/want to rely upon before the Mandal Revenue Officer on the appointed day.

If there is any claim for grant of assignment of the property, the concerned officer shall consider the same in accordance with law taking into consideration the eligibility and the entitlement of the occupant/s. In cases of demolition, the loss caused shall have to be assessed by the Engineer of the area concerned, who, before assessing, shall visit the premises along with the Officer concerned and the occupant/s or the person/s interest on the date notified by the concerned officer. The occupant/s shall appear before the concerned authority on all the dates in order to complete the enquiry at an early date. Till the conclusion of the enquiry by the Mandal Revenue Officer, status-quo obtaining as on today shall continue."

The writ petition is accordingly disposed of, at the admission stage, directing the respondents not to demolish the building-in-question without following the guidelines issued by the Division Bench in the decision *supra*. No costs.

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(ELIPE DHARMA RAO, J)

Date:18-07-2005

kvrm

NOTE: Issue operative portion

by wire b/o kvrm

To

1. The Vice Chairman, HUDA, Begumpet, Hyderabad
2. 2 CD copies.